

Applicant: Sean Padgett
Owner: Town of Grafton
Address: One Grafton Common
Map/Lot 110/74

SPECIAL PERMIT

Special Permits may be granted only for uses which are in harmony with the general purpose and intent of this By-Law. The special permit granting authority shall deny an application for a special permit when it is determined that a nuisance, hazard or congestion will be created, or for any other reason there will be substantial harm to the neighborhood or derogation from the general purpose and the intent or that the stated district objectives or applicable use criteria will not be satisfied. The special permit granting authority shall make a findings on which to base its determination on the specific issues of:

- a. Ingress and egress to property with particular reference to automotive and pedestrian safety and convenience, traffic flow and control and access in case of fire or catastrophe. (Current ingress and egress in use).
- b. Off-street parking and loading areas where required, with particular attention to the items in paragraph (a) above and the economic, noise, glare, or odor effects of the special permit on adjoining properties and properties generally in the district. (Sufficient parking and loading areas within 300 feet of entrance).
- c. Refuse collection or disposal and service areas, with particular reference to items in (a) and (b) above. (Currently on property).
- d. Screening and buffering with reference to type, dimensions and character. (N/A).
- e. Signs and proposed exterior lighting with reference to glare, traffic safety, economic effect and compatibility and harmony with the properties in the district. (Will conform to the town by-laws).
- f. Required yards and other open space; and (N/A)
- g. General compatibility with adjacent properties and other properties in the district. (See site plan review)
- h. There will not be any significant adverse impact on any public or private water supplies. (N/A).
- i. If site is located within the Water Supply Protection Overlay District, effect on water supplies. (N/A).
- j. Protect important historic, cultural and scenic landscapes. (See site plan review)

EXHIBIT 5

RECEIVED

FEB 26 2018

**PLANNING BOARD
GRAFTON, MA**

SITE PLAN REVIEW

1.3.3.3

- a.) application form and materials necessary for a public hearing; (*See Attachment A*).
- b.) fees; **\$250.00 – paid** (*See Attachment B*).
- c.) written description of the proposed use, signed by applicant and owners of property which provides: (*See Attachment C*).
- specific nature of the operation/activities proposed;
 - description of all existing uses of the property and indication of whether or not such uses will continue with the proposed use;
 - hours of operation of the proposed activity;
 - the maximum number of employees on the largest shift;
 - shipping receiving activity (including type of delivery vehicles number/frequency);
 - use of hazardous materials or substances in the operation of the proposed use;
 - any potential for future changes to the building or use (i.e. square footage, hours of operation, maximum number of employees or any other significant changes);
 - any other details not specified;
 - list of any waivers from requirements of 1.3.3.3(d)-(f) detailing explanation/justification for such a request.
- d.) A Site Plan prepared by a professional architect or registered professional engineer (scale of 1" - 40') Sheet sizes not to exceed 24" x 36" and no less than 11" x 17" (25 copies) with index sheet if multiple sheets used. (*See Attachment D*). The Plan shall include:
- (1.) Name and address of applicant; *This information is provided on the application.*
 - (2.) Name and address of owner (if different); *This information is provided on the application.*
 - (3.) Present use of the property; *Vacant, this information is provided on the application.*
 - (4.) Proposed use of the land; *This information is provided on the application.*
 - (5.) Proposed use of any existing buildings; *Use of ground floor for a neighborhood barroom with no food preparation on site.*
 - (6.) Description and proposed use of the proposed buildings; *Use of ground floor for an Other eating and drinking establishment (neighborhood barroom with no food preparation on site) consisting of one large room seating approximately 36 and one room for storage and one ancillary room for darts and games, no changes will be made to the structural integrity of the premises.*
 - (7.) Zoning Districts in which parcel is located (including floodplain); *This information is provided on the plan.*
 - (8.) Locus map (1" – 1,000') and north arrow; *This information is provided on the plan.*
 - (9.) Title Block: Name of project, applicant, property owner, address, assessor map/lot number, date, name address, phone, signature and seal of architect or engineer preparing plan; *This information is provided on the plan.*

- (10.) Wetlands, ponds, stream or other water bodies including all buffer zones; *Not applicable waiver requested building has been in the same location since 1883. Nearest wetland is 700 feet away.*
- (11.) Ownership of all abutting land and approximate location of buildings, driveways and parking areas within a maximum distance of 200' of property lines; *Not applicable waiver requested, building has been in the same location since 1883.*
- (12.) Existing and proposed topography at 2' elevation intervals; *Not applicable waiver requested, building has been in the same location since 1883.*
- (13.) All property lines of the property and all set backs of the buildings and parking areas from said lines and existing and proposed easements, if any; *Not applicable waiver requested, building has been in the same location since 1883.*
- (14.) Extent and type of all existing and proposed surfaces on the property; *Not applicable waiver requested, building has been in the same location since 1883.*
- (15.) Lot coverage calculation for proposed uses, including all existing uses that will continue to exist on the property; *Not applicable waiver requested, building has been in the same location since 1883.*
- (16.) Parking calculation for proposed use, including all existing uses that will continue to exist on the property; *Not applicable waiver requested.*
- (17.) Calculation of the volume of earth material to be removed or filed; *Not applicable waiver requested.*
- (18.) Driveways and driveway opening/entrances; *walk-in business and no driveway or opening/entrances for vehicles required, waiver requested.*
- (19.) Parking and loading spaces; *There are more than 65 spaces available within the Grafton Common, as well as more than 30 within a 300 foot radius (7 in the front and 10 behind 1 Grafton Common; and (15) located at 4 Worcester Street (old fire station)). Deliveries will occur once a week via box truck at the side door on the Worcester Street side entrance.*
- (20.) Service areas and all facilities for screening; *Will use current dumpster which is currently conforming to the by-law and is screened from the parking area and the building.*
- (21.) Landscaping; *Not applicable waiver requested.*
- (22.) Lightning; *No additional lighting proposed, waiver requested.*
- (23.) Proposed signs; *Will conform to the 4.4 of the Town of Grafton sign by-law.*
- (24.) Sewage, refuse, waste disposal; *Not applicable waiver requested.*
- (25.) Storm water management (drainage); *Not applicable waiver requested.*
- (26.) All structures and buildings associated with the proposed and existing uses; *Not applicable waiver requested.*
- (27.) Exterior storage areas and fences; *None, waiver requested.*
- (28.) Utilities and exterior appurtenances (e.g. for connection); *Not applicable waiver requested.*
- (29.) Provision for dust and erosion control; *Not applicable waiver requested.*
- (30.) Any existing vegetation; *Not applicable waiver requested.*
- (31.) Any other detail or information deemed necessary due to the unique nature of the proposed use. *None, waiver requested.*

e.) A storm water management hydrological study. ***Not applicable waiver requested.***

f.) A report, if applicable, showing calculation of the volume of earth material to be removed; ***Not applicable waiver requested all activity is within the existing footprint of the building.***

g.) Written statement from the following:

(1.) The engineer and/or architect preparing the plans indicating that the building and site comply with standards of Section 4.1 of the Zoning By-Law. ***Not applicable waiver requested, building has been in its present location since 1883.***

(2.) The applicant and owner of the property indicating the site will be maintained and activities will be conducted in accordance with, the performance standards set forth in Section 4.1 of the Zoning By-Law. ***(See Attachment E)***

h.) Any other information, material, reports or studies deemed necessary by the Planning Board due to the special nature of the proposed use/activity to achieve the purposes set forth in Section 1.2 and 1.3.3.1 of the By-Law.



ATTACHMENT A

TOWN OF GRAFTON
GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD
GRAFTON, MASSACHUSETTS 01519
(508) 839-5335 ext 1120 • FAX (508) 839-4602
www.grafton-ma.gov

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GRAFTON, MA
2018 FEB -7 PM 1:35

PLANNING BOARD

APPLICATION FOR SITE PLAN APPROVAL

Application No. SPA 2018-1

APPLICANT NAME: SEAN PADGETT

STREET 57 OGDEN RD CITY/TOWN GRAFTON

STATE MA ZIP 01519 TELEPHONE 617-320-3148

PROPERTY OWNER NAME: TOWN OF GRAFTON

STREET 1 GRAFTON COMMON CITY/TOWN GRAFTON

STATE MA ZIP 01519 TELEPHONE

Deed recorded in the Worcester District Registry of Deeds Book Page

CONTACT PERSON'S NAME: SEAN PADGETT

TELEPHONE

SITE INFORMATION:

STREET AND NUMBER 1 GRAFTON COMMON UNIT BASEMENT

ZONING DISTRICT NB ASSESSOR'S MAP 110 LOT #(S) 74

LOT SIZE 34 ACRES FRONTAGE 70.57

CURRENT USE VACANT

PLAN INFORMATION:

PLAN TITLE NA SEE ATTACHED MATERIALS

PREPARED BY

DATE PREPARED REVISION DATE

Describe proposed changes / additions:

TO THE GRAFTON PLANNING BOARD:

The undersigned, being the APPLICANT named above, hereby applies for approval of the above entitled SITE PLAN by the Planning Board and certifies that, to the best of APPLICANT'S knowledge and belief, the information contained herein is correct and complete and that said PLAN conforms with the requirements of the Zoning By-Law of the Town of Grafton.

Applicant's Signature [Signature] Date: 2/7/18

Property Owner's Signature (if not Applicant) Date:

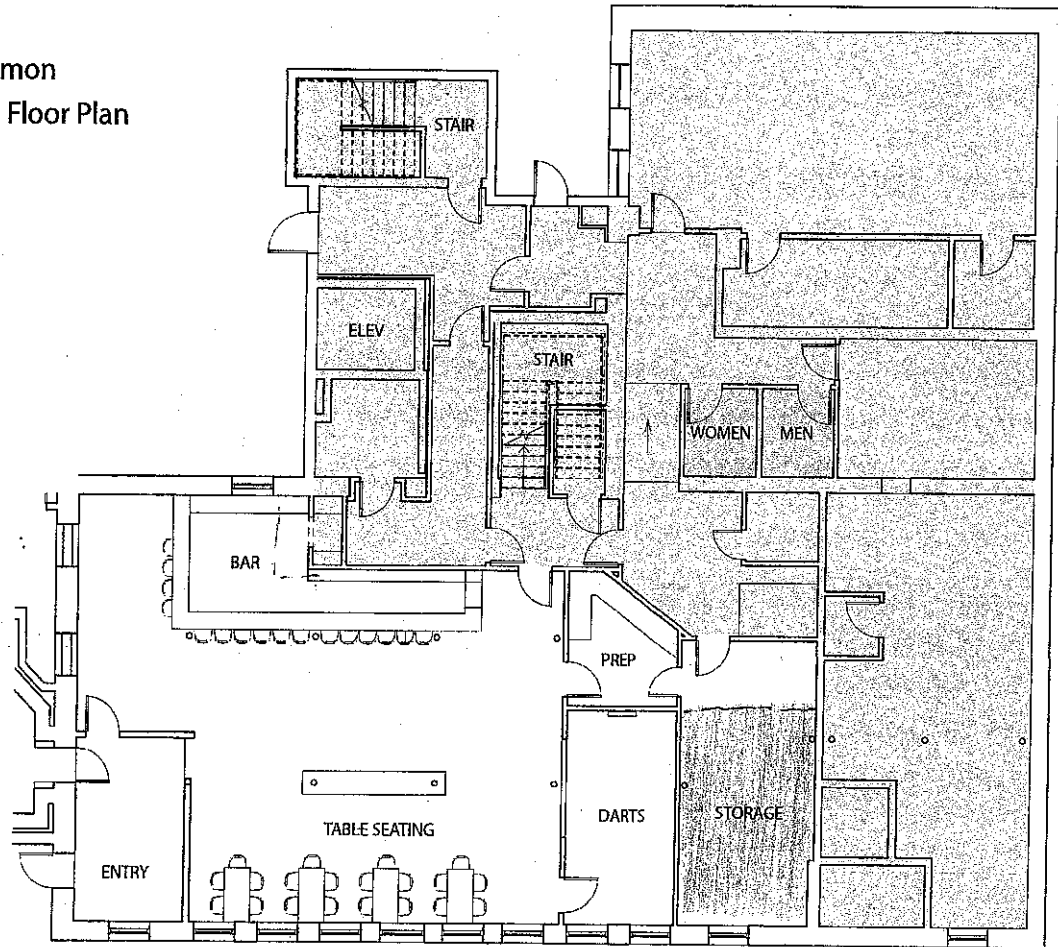
Attachment C

c.) written description of the proposed use, signed by applicant and owners of property which provides: specific nature of the operation/activities proposed; description of all existing uses of the property and indication of whether or not such uses will continue with the proposed use; hours of operation of the proposed activity; the maximum number of employees on the largest shift; shipping receiving activity (including type of delivery vehicles number/frequency); use of hazardous materials or substances in the operation of the proposed use; any potential for future changes to the building or use (i.e. square footage, hours of operation, maximum number of employees or any other significant changes); any other details not specified; list of any waivers from requirements of 1.3.3.3(d)-(f) detailing explanation/justification for such a request.

The petitioner is requesting a Special Permit for the proposed use of a neighborhood barroom with no food preparation on site. The intention is to establish a community meeting and drinking establishment serving patrons over 21 years of age, who can sit and watch a game, play a game of darts or simply relax. Goal is maintain the historic nature of the building, preserving the brickwork and overall feel of a building built in the late 1880's. Food service will be limited consisting of bar snacks (no plans to add any kitchen equipment requiring venting) so as not to compete with other nearby eating establishments. Currently the area is vacant, and the building also contains six (6) other businesses: Apple Tree Arts – a nonprofit music school; Quite Fetching – a retail store focusing on treats for dogs; Gilmore Builders – a custom builder of homes; Iconic Ink – a tattoo parlor; Beatz Dance Studio and Murphy Dance Academy. The hours of operation for the proposed neighborhood barroom are Monday-Thursday 4:30pm – 10:00pm, and Friday, Saturday, Sunday 12:00pm – 11:00pm. The establishment envisions the maximum number of employees on the largest shift to be no more than three (3). All shipping and receiving activity will occur once a week during the hours of 9:00 – 3:00pm via a standard box truck at the side door Worcester Street side entrance. There will be no use of any hazardous materials or substances in the operation of the proposed business. There is no plan for any future changes to the building or use (i.e. square footage, hours of operation, maximum number of employees or any other significant changes) other than as required for permit. The petitioner is requesting a waiver from the requirements of 1.3.3.3(d)-(f) except for (d)(19) and (d)(20) as the building has been located on the same site since 1883 is currently meeting all necessary requirements.

One Grafton Common
Proposed Ground Floor Plan

2/26/18



LOCATION: "THE TOWN HOUSE"

APPLICANT: SEAN PADGETT

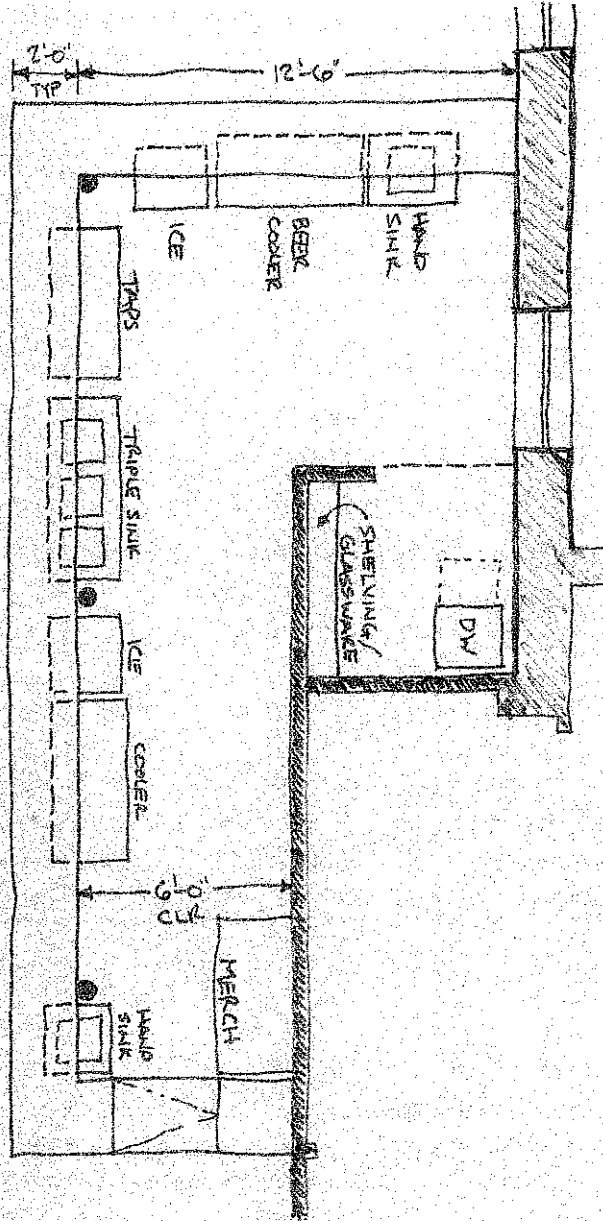
OWNER: TOWN OF GRAFTON

ADDRESS: ONE GRAFTON COMMON

MAP/LOT: 110 / 74

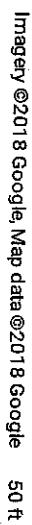
DATE: 2-26-18

OFFICIAL PLAN BEING DEVELOPED BY
NIMON CALL ARCHITECTS



BAR/EQUIPMENT PLAN


$\frac{1}{4}" = 1'-0"$



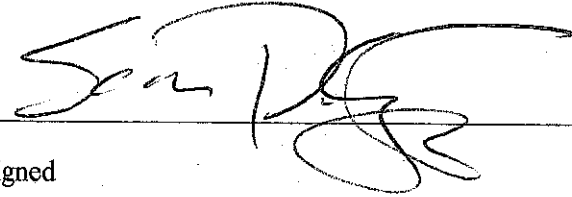
STANLEY

Attachment E

I SEAN PADGETT as applicant and I SEAN PADGETT as lease/holder of the property at One Grafton Common Ground Floor, state that the site will be maintained and activities will be conducted in accordance with, the performance standards set forth in Section 4.1 of the Zoning By-Law.



Signed



Signed